

NO TRANSFER
TAX PAID

WARRANTY DEED

030526

Richard I. Parkhurst and Janet M. Parkhurst of Readfield, County of Kennebec, State of Maine, for consideration paid, grant to **Parkhurst, LLC**, a limited liability company with a place of business in Winthrop, County of Kennebec, State of Maine, **with warranty covenants**, a certain lot or parcel of land, situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

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Beginning on the southerly sideline of land of Maine Central Railroad Company at a stone set in the ground for the southwest corner of land conveyed by Reuben B. Dunn to the Androscoggin and Kennebec Railroad Company by deed dated April 1, 1851, and recorded in Kennebec County Registry of Deeds in Book 176, Page 428; said stone is also at the southeasterly corner of land conveyed by James Thomas to said Androscoggin and Kennebec Railroad Company by deed dated April 18, 1849, recorded in said Registry in Book 166, Page 41; thence westerly along the south line of said last-mentioned line one hundred eighty-three and nine-tenths (183.9) feet to an iron pipe set in the ground for a corner; thence northerly on a straight line forty and seven-tenths (40.7) feet to an iron pipe set in the ground for a corner, passing over a spike set in the ground forty-five (45) feet westerly from the northwest corner of the brick foundation of the warehouse occupied by the Eastern Packing Company on the premises herein conveyed, measured on the prolongation of the north side of said warehouse; thence easterly on a straight line passing ten (10) feet northerly from the northwest corner of said brick foundation of said warehouse and ten (10) feet northerly from the northeast corner of the brick annex part of said warehouse, a distance of two hundred nine and two-tenths (209.2) feet to an iron pipe set in the ground for a corner; thence southerly on a straight line parallel with and ten (10) feet easterly, measured at right angles, from the east face of said brick annex a distance of thirty-eight and eight-tenths (38.8) feet to an iron pipe set in the ground in line of the fence on the south line of land of Maine Central Railroad Company; thence westerly along said last-mentioned line of fence, twenty-four and four-tenths (24.4) feet to the stone at point of beginning. Containing about eight thousand three hundred ten (8,310) square feet of land.

As appurtenant to the above-bounded premises, there is hereby granted to the grantee, its successors and assigns, the right of passage in common with Maine Central Railroad Company, its successors and assigns, over a strip of land twelve (12) feet in width from the premises herein conveyed, westerly to Main Street, so-called, and this right is to run with the land. Location of said right of way to be defined at all times by the Maine Central Railroad Company, its successors or assigns.

On the south side of the premises here conveyed is an encroachment by a small portion of the northwest corner of the dwelling owned or occupied by one Thompson and said portion of said building and the land occupied by same is excepted from this conveyance.

This deed is subject to the obligations of the grantors, their heirs and assigns, to build and maintain fences as required by Maine Central Railroad Company in its deed to Myer Levine and

O'Donnell, Lee (4)

Samuel B. Silver dated October 17, 1935, recorded in Kennebec County Registry of Deeds, Book 715, Page 115.

For source of title reference is made to warranty deed from Ronald Giguere, Charles Giguere and John Knapp, Jr. to Richard I. Parkhurst and Janet M. Parkhurst dated May 23, 1988, recorded in Kennebec County Registry of Deeds, Book 3353, Page 209.

Also, another certain lot or parcel of land situate easterly of Main Street, so-called, and southwesterly of Chaplin Street, so-called, in said Waterville, bounded and described as follows:

Beginning at a capped 3/4-inch iron rod set on the easterly right-of-way line of said Main Street at the northwesterly corner of land now or formerly of Ferris Brothers Inc., reference deed recorded in Kennebec County Registry of Deeds, Book 1582, Page 180, as shown on a plan entitled "Plan of Standard Boundary Survey, Land in Waterville, Maine, Maine Central Railroad Company to Richard I. Parkhurst, Main Street & Chaplin Street, Waterville, Maine", dated June 1991, revised through June 11, 1991, by Thayer Engineering Company, Farmingdale, Maine; thence N 5° 10' 51" E along the easterly right-of-way line of said Main Street a distance of 23.83 feet to a capped 3/4-inch iron rod set, said iron rod being S 5° 10' 51" W and 55.83 feet from the intersection of the easterly right-of-way line of said Main Street with the centerline of the main track at approximate Maine Central Railroad Company baseline station 3792+76; thence N 68° 45' 57" E across land of Maine Central Railroad Company parallel to and 50.00 feet southeasterly of the centerline of said main track a distance of 518.82 feet to a capped 3/4-inch iron rod set and the southwesterly right-of-way line of said Chaplin Street as shown on a plan entitled "Maine State Highway Commission, Right of Way Map, State Highway '33', Waterville, Kennebec County, Federal Aid Project U-UG-033-1(4)", dated February 1963, Sheet No's 1 & 2 of 8 Sheets, S.H.C. File No. 6-1.26; thence S 61° 13' 14" E along the southwesterly right-of-way line of said Chaplin Street a distance of 167.22 feet to a capped 3/4-inch iron rod set; thence in a general southeasterly direction along the southwesterly right-of-way line of said Chaplin Street along a curve to the right having a radius of 202.00 feet through a central angle of 6° 37' 37" a distance of 23.36 feet to a highway monument found, said monument being S 39° 27' 47" E and 23.35 feet from the last-mentioned iron rod; thence continuing in a general southeasterly direction along the southwesterly right-of-way line of said Chaplin Street along a curve to the right having a radius of 202.00 feet through a central angle of 5° 51' 27" a distance of 20.65 feet to a 1/2-inch iron rod found and land now or formerly of Railroad Square Professional Building, reference deed recorded in said Registry of Deeds in Book 3086, Page 150, said iron rod being S 33° 13' 15" E and 20.64 feet from said highway monument; thence S 68° 57' 53" W along land of said Railroad Square Professional Building a distance of 116.14 feet to a capped 3/4-inch iron rod set and other land of said Railroad Square Professional Building, reference deed recorded in said Registry of Deeds in Book 3086, Page 148; thence S 68° 39' 36" W along said other land of Railroad Square Professional Building a distance of 203.01 feet to a 1/2-inch iron rod found; thence S 10° 37' 08" W along land of said Railroad Square Professional Building a distance of 29.04 feet to a capped 3/4-inch iron rod set and land now or formerly of Richard I. Parkhurst and Janet M. Parkhurst, reference deed recorded in said Registry of Deeds in Book 3353, Page 209; thence N 79° 39' 33" W along land of said Richard I. Parkhurst and Janet M. Parkhurst a distance of 208.82 feet to a 7/8-inch iron rod found and land of said Ferris Brothers Inc.; thence N 85° 53'

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39" W along land of said Ferris Brothers Inc. a distance of 150.57 feet to the point of beginning, containing 80,732 square feet, more or less.

Bearings are based on plan entitled "Plan of Property to be Deed by Sadie M. Mitchell & Waterville Burger Corporation to Railroad Square Professional Building, A Maine Partnership, Chaplin Street Connector & College Avenue, Waterville, Maine", dated December 1986 by K & K Land Surveyors, Inc., said plan is oriented to magnetic north.

Being a portion of the premises described in the following deeds:

John R. Philbrick to Androscoggin & Kennebec Railroad Company dated December 20, 1848 recorded in Kennebec County Registry of Deeds in Book 163, Page 213;

George Wentworth to Androscoggin & Kennebec Railroad Company dated December 20, 1848, recorded in Kennebec County Registry of Deeds in Book 163, Page 242;

Stephen Jewett to Androscoggin & Kennebec Railroad Company dated February 10, 1849, recorded in Kennebec County Registry of Deeds in Book 165, Page 37;

Edwin Noyes to Androscoggin & Kennebec Railroad Company dated January 18, 1849, recorded in Kennebec County Registry of Deeds in Book 165, Page 38;

Waterville College to Androscoggin & Kennebec Railroad Company dated May 18, 1849, recorded in Kennebec County Registry of Deeds in Book 166, Page 39;

James Thomas to Androscoggin & Kennebec Railroad Company dated April 18, 1849, recorded in Kennebec County Registry of Deeds in Book 166, Page 41.

Subject to a right of passage as set forth in a deed of Ronald Giguere, et al. to Richard I. Parkhurst and Janet M. Parkhurst dated May 23, 1988, recorded in Kennebec County Registry of Deeds in Book 3353, Page 209.

For source of title reference is made to warranty deed from Maine Central Railroad Company to Richard I. Parkhurst dated June 4, 1991, recorded in Kennebec County Registry of Deeds in Book 3927, Page 64.

Excepting and reserving, however, that certain lot or parcel of land situated southwesterly of Chaplin Street, so-called, in said Waterville, as more particularly set forth in warranty deed from John I. Parkhurst to Railroad Square Cinema, Inc. dated May 17, 1995, recorded in Kennebec County Registry of Deeds in Book 4901, Page 141.

This conveyance is made subject to a mortgage given by Richard I. Parkhurst and Janet M. Parkhurst to Peoples Heritage Savings Bank dated March 10, 1995, recorded in Kennebec County Registry of Deeds, Book 4864, Page 270, which mortgage the within grantee agrees to assume and pay.

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Richard I. Parkhurst and Janet M. Parkhurst, husband and wife, release all rights in the premises being conveyed.

WITNESS our hands and seals this 22nd day of November, 2000.

Seslie M. Parkhurst

Richard I. Parkhurst
Richard I. Parkhurst

Janet M. Parkhurst

Janet M. Parkhurst
Janet M. Parkhurst

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STATE OF MAINE
COUNTY OF KENNEBEC

November 22, 2000

Personally appeared the above-named Richard I. Parkhurst and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Tammy Bernier, Notary Public
State of Maine
My Commission Expires 11/27/2004
Tammy Bernier
Notary Public - Attorney At Law



srj-061900-B\04-Timothy R. O'Donnell\Parkhurst, Richard & Janet\Waterville\Warranty Deed,Railroad Square, Waterville

RECEIVED KENNEBEC SS.

2000 DEC -1 AM 9:00

ATTEST: Larson and Mann
REGISTER OF DEEDS